

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
10/1/2015 - 10/31/2015

	10/1/2015 - 10/31/2015			1/1/2015 - 10/31/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$47,700.00	\$47,700.00	\$0.00	\$477,000.00	\$477,000.00	\$0.00	\$572,400.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$57,600.00	\$57,600.00	\$0.00	\$69,120.00
3080 - Winter Special Assessment	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$27,000.00	\$0.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
3180 - Late Fees	\$639.82	\$0.00	\$639.82	\$7,168.08	\$0.00	\$7,168.08	\$0.00
3190 - Move In/Out Fee	\$1,100.00	\$0.00	\$1,100.00	\$2,200.00	\$0.00	\$2,200.00	\$0.00
3230 - Other	\$10.00	\$0.00	\$10.00	\$1,792.50	\$0.00	\$1,792.50	\$0.00
<u>Total Operating Income</u>	\$55,209.82	\$53,460.00	\$1,749.82	\$572,835.58	\$534,600.00	\$38,235.58	\$641,520.00
Total Income	\$55,209.82	\$53,460.00	\$1,749.82	\$572,835.58	\$534,600.00	\$38,235.58	\$641,520.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$3,450.00	\$3,450.00	\$0.00	\$34,500.00	\$34,500.00	\$0.00	\$41,400.00
5915 - Additional Reserve Funding	\$5,760.00	\$5,760.00	\$0.00	\$57,600.00	\$57,600.00	\$0.00	\$69,120.00
<u>Total Other</u>	\$9,210.00	\$9,210.00	\$0.00	\$92,100.00	\$92,100.00	\$0.00	\$110,520.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$0.00	\$0.00	\$1,800.00	\$2,000.00	\$200.00	\$2,000.00
4015 - Administrative	\$220.43	\$458.33	\$237.90	\$2,904.47	\$4,583.30	\$1,678.83	\$5,500.00
4020 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
4023 - Carpet Cleaning	\$0.00	\$608.33	\$608.33	\$3,000.00	\$6,083.30	\$3,083.30	\$7,300.00
4025 - Cleaning	\$1,707.70	\$1,800.00	\$92.30	\$17,259.77	\$18,000.00	\$740.23	\$21,600.00
4030 - Clubhouse	\$150.00	\$845.00	\$695.00	\$2,721.12	\$8,450.00	\$5,728.88	\$10,140.00
4035 - Electricity	\$4,193.17	\$5,416.67	\$1,223.50	\$43,121.01	\$54,166.70	\$11,045.69	\$65,000.00
4040 - Elevator	\$0.00	\$583.33	\$583.33	\$9,546.36	\$5,833.30	(\$3,713.06)	\$7,000.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$1,830.00	\$2,916.70	\$1,086.70	\$3,500.00
4055 - Heating - Additional	\$2,911.28	\$5,416.67	\$2,505.39	\$42,238.86	\$54,166.70	\$11,927.84	\$65,000.00
4060 - Heating (Gas)	\$623.46	\$1,250.00	\$626.54	\$8,706.01	\$12,500.00	\$3,793.99	\$15,000.00
4070 - Insurance	\$6,519.45	\$6,250.00	(\$269.45)	\$64,058.85	\$62,500.00	(\$1,558.85)	\$75,000.00
4080 - Irrigation System	\$0.00	\$250.00	\$250.00	\$67.50	\$2,500.00	\$2,432.50	\$3,000.00
4085 - Landscaping	\$0.00	\$1,166.67	\$1,166.67	\$19,575.00	\$11,666.70	(\$7,908.30)	\$14,000.00
4095 - Legal	\$298.75	\$625.00	\$326.25	\$1,708.78	\$6,250.00	\$4,541.22	\$7,500.00
4100 - Maintenance	\$913.43	\$1,666.67	\$753.24	\$15,916.70	\$16,666.70	\$750.00	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$448.00	\$833.33	\$385.33	\$20,570.40	\$8,333.30	(\$12,237.10)	\$10,000.00
4110 - Management Fees	\$2,865.62	\$2,865.62	\$0.00	\$28,656.20	\$28,656.20	\$0.00	\$34,387.42
4115 - On Site Maintenance	\$2,086.61	\$2,583.33	\$496.72	\$14,761.17	\$25,833.30	\$11,072.13	\$31,000.00
4120 - Owned Unit	\$0.00	\$0.00	\$0.00	\$563.79	\$0.00	(\$563.79)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$98.92	\$500.00	\$401.08	\$5,842.03	\$5,000.00	(\$842.03)	\$6,000.00
4140 - Snow Removal - Contract	\$0.00	\$2,833.33	\$2,833.33	\$22,668.00	\$28,333.30	\$5,665.30	\$34,000.00
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$13,430.00	\$0.00	(\$13,430.00)	\$0.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$579.10	\$0.00	(\$579.10)	\$0.00
4155 - Telephone	\$228.07	\$245.83	\$17.76	\$2,039.81	\$2,458.30	\$418.49	\$2,950.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$4,195.00	\$3,833.30	(\$361.70)	\$4,600.00
4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
4170 - Water & Sewer	\$10,134.24	\$5,416.67	(\$4,717.57)	\$42,920.80	\$54,166.70	\$11,245.90	\$65,000.00
<u>Total Operating Expenses</u>	\$33,940.33	\$42,469.78	\$8,529.45	\$392,480.73	\$438,197.80	\$45,717.07	\$523,137.42
Total Expense	\$43,150.33	\$51,679.78	\$8,529.45	\$484,580.73	\$530,297.80	\$45,717.07	\$633,657.42
Total Operating Fund Net Income	\$12,059.49	\$1,780.22	\$10,279.27	\$88,254.85	\$4,302.20	\$83,952.65	\$7,862.58

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
10/1/2015 - 10/31/2015

	10/1/2015 - 10/31/2015			1/1/2015 - 10/31/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$3,450.00	\$3,450.00	\$0.00	\$34,500.00	\$34,500.00	\$0.00	\$41,400.00
9011 - Reserve Additional Funding	\$5,760.00	\$5,760.00	\$0.00	\$57,600.00	\$57,600.00	\$0.00	\$69,120.00
9020 - Reserve Interest	\$16.76	\$0.00	\$16.76	\$140.23	\$0.00	\$140.23	\$0.00
<u>Total Reserve Income</u>	\$9,226.76	\$9,210.00	\$16.76	\$92,240.23	\$92,100.00	\$140.23	\$110,520.00
Total Income	\$9,226.76	\$9,210.00	\$16.76	\$92,240.23	\$92,100.00	\$140.23	\$110,520.00
Expense							
<u>Reserve Expenses</u>							
9150 - Boiler	\$0.00	\$0.00	\$0.00	\$6,018.00	\$0.00	(\$6,018.00)	\$0.00
9160 - Building Exterior	\$0.00	\$0.00	\$0.00	\$73,460.00	\$0.00	(\$73,460.00)	\$0.00
9180 - Clubhouse Equipment	\$1,777.50	\$0.00	(\$1,777.50)	\$4,029.99	\$0.00	(\$4,029.99)	\$0.00
9215 - Electrical	\$0.00	\$0.00	\$0.00	\$9,690.00	\$0.00	(\$9,690.00)	\$0.00
9260 - Roof	\$0.00	\$0.00	\$0.00	\$8,205.00	\$0.00	(\$8,205.00)	\$0.00
9275 - Venting	\$0.00	\$0.00	\$0.00	\$3,629.50	\$0.00	(\$3,629.50)	\$0.00
9510 - Loan Interest	\$2,898.42	\$0.00	(\$2,898.42)	\$29,168.61	\$0.00	(\$29,168.61)	\$0.00
<u>Total Reserve Expenses</u>	\$4,675.92	\$0.00	(\$4,675.92)	\$134,201.10	\$0.00	(\$134,201.10)	\$0.00
Total Expense	\$4,675.92	\$0.00	(\$4,675.92)	\$134,201.10	\$0.00	(\$134,201.10)	\$0.00
Total Reserve Fund Net Income	\$4,550.84	\$9,210.00	(\$4,659.16)	(\$41,960.87)	\$92,100.00	(\$134,060.87)	\$110,520.00